

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 20 November 2025

Application Number: 251313

Location: Hambridge Farm, Easthampstead Road, Wokingham, RG40 3BS

Proposal: Full application for the permanent retention of a rural workers dwelling.

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered:

- 22111-1 01 - Proposed Plans and Elevations (received 04/06/2025)
- 22111-1 02 - Proposed Site Plan (received 04/06/2025)

The development shall be carried out in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

2. Agricultural Occupancy

The occupation of the dwellinghouse hereby permitted shall be limited to person(s) solely or mainly working within the subject agricultural holding, and to any resident dependants.

If the agricultural operations at Hambridge Farm should cease operating, the dwellinghouse shall be removed from the land, and the land restored to its condition before the development took place within 3 months of the date that the agricultural use ceased.

Reason: The site is within an area where a dwelling would not normally be permitted and permission is only granted because the dwelling is intended to serve the needs of agriculture. Relevant policy: NPPF Section 5, Core Strategy policy CP11.

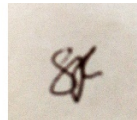
3. Parking to be provided

The vehicle parking spaces shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Informatives

1. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 22/10/2025, the obligations in which relate to this development.
2. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.
3. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.



Recommendation and conditions/reasons agreed:

Date: 29.10.25

REMEMBER - The earliest date for a decision on this application is: **25 June 2025**